

**ALLENDALE CHARTER TOWNSHIP
PLANNING COMMISSION MEETING**

September 7, 2021

7:00 p.m.

1. Meeting Called to Order
2. Roll Call
Present: Adams, Westerling, Schut, Zuniga, Zeinstra, Longcore
Absent: Kelley
Staff Present: Planner Greg Ransford
3. Received for Information: No information received
4. Motion by Schut to approve the August 16, 2021 Planning Commission Minutes as presented.
Seconded by Adams. **Approved 6-0**
5. Motion by Longcore to approve the September 7, 2021 Planning Commission Agenda as presented.
Seconded by Zeinstra. **Approved 6-0**
6. Public Comments for *non-public hearing items*:
Chairperson Longcore opened the public comment section for non-public hearing items. No comments were made, and he closed the public comment section.
7. Public Hearings: None
8. Site Plan Review:
 - A. M&S Storage – 5280 & 5240 Edgeway Dr.
 - Eight mini-storage buildings

Planner Ransford and the applicant introduced the project consisting of adding eight mini-storage buildings to the three-existing mini-storage buildings.

Mr. Schut brought up concerns regarding the fencing materials on the east side of the property that backs up to residential property and other Commissioners agreed that they would prefer that it would be vinyl for future appearances.

Mr. Zeinstra would like to see more evergreen trees to help screen the outdoor storage from the residential property next door.

Consensus between the applicant and the Commissioners is that the applicant will put vinyl fencing on the east side and chain link on the south side without slats and that all fencing will be 6 feet tall and well-maintained. Consensus was reached that east elevation of Building F was acceptable. In addition, the fence between the new and existing buildings should be removed from the plans; Building H setback should be changed from 10 feet to 15 feet from the north property line; the buildings' layouts should match between the site plan and the landscape plan and all tables should be updated accordingly; landscaping should be increased at the southeast corner; Black Hill Spruce or a similar evergreen should replace those proposed along the east property line so their mature height and width is not too great, and the evergreen trees should be grouped in three by each building light on the east side of Building F, shifting the maples accordingly; and a plan note that new electrical and phone lines shall be buried underground.

There was discussion between Planner Ransford and the Commissioners regarding the setback requirements.

Motion by Schut to postpone action for Site Plan Approval for M&S Storage pending the corrections to the site plan in regards to what was discussed. Seconded by Zuniga. **Approved 6-0**

9. Old Business:

A. Work Program – Items #2 and #9

Discussion amongst Commissioners regarding Item #2 on the Work Program - Draft language requiring major development to be located within the township sanitary sewer district. This is in response to a request from the Public Utilities Department. Consensus was reached that this is satisfied and can be removed from the Work Program.

Discussion regarding Item #9 on the Work Program - Allow General Commercial uses within the Industrial District. Direction was provided to Ransford to schedule a text amendment at the next appropriate meeting.

The Commission directed Planner Ransford to include open space developments and mining operations on the Work Program.

10. New Business: None

11. Public Comments:

Chairperson Longcore opened the public comment section. No comments were made, and he closed the public comment section.

12. Township Board Reports:

Mr. Zeinstra reported that the Board approved a new cost recovery ordinance for emergency services, approved some property for a 10-year farmland preservation, and set a public hearing for Truth in Taxation.

13. Commissioner and Staff Comments

Planner Ransford informed the Commissioners that Metro Health tried to put a sign in an island on Becker Dr. in the right-of-way, but Zoning Administrator Steve Kushion saw the plans and checked with Planner Ransford to see if that was approved, which it wasn't, so he did not approve the sign application.

14. Adjourn

Chairperson Longcore adjourned the meeting at 8:14 p.m.

Next meeting September 20, 2021 at 7:00 p.m.

